



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION**

**\*\* TAHOE \*\***

**AGENDA**

**DATE**

**June 26, 2014**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
www.placer.ca.gov

Meeting was held at **\*\*North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, CA 96143\*\***

---

**8:00 am** Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicle was provided to transport all to the Tahoe destination.

**10:00 am**  
*10a-10:07a* **FLAG SALUTE**

**ROLL CALL:** Larry Sevison (Chairman) At-Large East of Sierra Crest; Ken Denio (Vice Chairman) District 2 [*absent*]; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss [*absent*], District 4; and Wayne Nader, At-Large West of Sierra Crest Miner "Mickey" Gray, District 5

**REPORT FROM THE PLANNING DIRECTOR –**

*EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: July 10<sup>th</sup> is the next Planning Commission meeting. Staff will bring back the Community/Event Center Zoning Text Amendment. Staff will be asking the Commission to make a recommendation to the Board of Supervisors. Also staff will be bringing back the Sheridan Community Plan. This item was continued from the last Planning Commission meeting [June 12, 2014].*

*On June 17<sup>th</sup> the Board of Supervisors considered the Planning Commission appeal of the Camels Hump Care Taker Residence. The Board of Supervisors denied the third party appeal and approved the Minor Use Permit. The Board's next meeting will be July 8<sup>th</sup> to be held in Auburn. Their July 21 & 22<sup>nd</sup> meeting will be held in Tahoe. They will hear the two appeals on the Lundberg Residence, an update on The Village at Squaw Specific Plan, and a report on the Tahoe Basin Community Plan update.*

*The Planning Division hired a new Senior Planner, Sherri Conway who travelled with us to Tahoe today.*

**PUBLIC COMMENT** - Following the consideration of correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

*Ellie Waller spoke of her concerns of a Martis Camp single family residential project that she feels should be another use and should be going through another process. She has sent her comments of concern to staff, the Fire Department and TRPA.*

1) 10:05 am  
10:07a-10:14a

**WASHBURN RESIDENCE (FULTON ACRES #3)  
SUBDIVISION MODIFICATION (PSM 20140153)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Gary Furumoto, Sagan Design Group, on behalf of Hanalee Washburn Trust, for approval of a Subdivision Modification for Fulton Acres #3 to eliminate the 20-foot front building setback line shown on Lot #189 in order to construct a single family residence with an attached garage 14.5 feet (11 feet to eaves) from the property line. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

**Project Location:** The project is located at 758 Fulton Crescent Drive in the Cedar Flat area.

**APN:** 092-060-007

**Total Acreage:** 19,300 square feet

**Zoning:** PAS 014 Cedar Flat

**Community Plan Area:** North Tahoe Community Plan

**MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Gary Furumoto, Sagan Design Group, on behalf of

**Owner:** Hanalee Washburn Trust

**County Staff:**

Planning: Steve Buelna (530) 581-6285

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

**MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Rocucci second;**

*To modify the 20-foot mapped front setback to allow for a front setback of 14-feet 6-inches (11 feet to eaves) in order to construct the garage subject to the CEQA and the Subdivision Modification findings and conditions of approval.*

**AYE:** Gray, Nader, Johnson, Rocucci, , Severson

**NO:** none

**ABSENT:** Denio, Moss

2) 10:10 am  
10:14a-11:43a

**FALKNER UNDERGROUND GARAGE  
MINOR USE PERMIT AND VARIANCES (PVAA 20130303)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Jeff Pickett on behalf of OV Investments CT Inc., a Nevada Corp, for approval of a Minor Use Permit and Variances to allow an underground parking garage, a garage entrance building and two future residences on and adjacent to 245 Granite Chief Road in Squaw Valley:

1. Minor Use Permit to authorize an accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on parcels 096-030-043 and 096-030-044.
2. Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet. This was the same setback that was originally approved in 2006 (PVAA T20040468).
3. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.

4. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.
5. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
6. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. –This would allow for the construction of a residence on APN 096-030-043-000. This was the same setback that was originally approved in 2006 (PVAA T20040468).
7. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5. The reduction in setback will allow for the construction of the garage entrance on Granite Chief Road.
8. Variance on APN’s 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on parcel 096-030-043-000 and 50 percent on parcel 096-030-044-000 to allow for the construction of residences on the parcels.
9. Variance on APN 096-030-043-000 to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN’s 096-030-044-000 and 096-030-025-000.

The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project. .

**Project Location:** The project is located on and in close proximity to -245 Granite Chief Rd., in the Squaw Valley area. The house lots are approximately 160 feet south of the first switchback curve in Granite Chief Road, and the underground garage extends from the road under the Squaw Valley Resort “Sunnyside” Ski run (parcel 096-030-025-000) to the house sites (parcels 096-030-043-000 and 096-030-044-000).

**APN:** 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000

**Total Acreage:** 3.33 acres

**Zoning:** LDR DF 10 (Low Density Residential, Density Factor 10 bedrooms/ac.)

**Community Plan Area:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley MAC

**Applicant:** Jeff Pickett on behalf of OV Investments CT Inc

**Owner:** Squaw Valley LLC and OV Investments 43 Inc

**County Staff:**

Planning: Allen Breuch (530) 581-6280

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

***MOTION VOTE 5:0 Commissioner Roccucci moved, Commissioner Nader second;***

***To continue item to an Open Date.***

***AYE: Gray, Nader, Johnson, Roccucci, , Sevison***

***NO: none***

***ABSENT: Denio, Moss***

***Four members of the public commented.***

3) 10:20 am  
11:43a-11:48a

**NORTHSTAR MOUNTAIN MASTER PLAN  
GENERAL PLAN AMENDMENT TO AMEND THE MARTIS VALLEY  
COMMUNITY PLAN LAND USE DIAGRAM/REZONE/ZONING TEXT  
AMENDMENT/CONDITIONAL USE PERMIT (PCPA 20140100)  
ENVIRONMENTAL IMPACT REPORT (SCH2012112020)  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

**[\*\*APPLICANT IS REQUESTING A CONTINUANCE TO AN OFF CALENDAR DATE\*\*]**

Consider a request from Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California, for approval of a Conditional Use Permit to allow for the Northstar Mountain Master Plan that would guide development of the ski resort over a projected 20-year period. The Master Plan would allow for the expansion of the existing ski terrain including six new mechanized ski lifts and associated trails, a high-speed gondola that would extend from the Castle Peak parking area to the Northstar Village,— new snowmaking and associated infrastructure, additional trails and trail widening, five skier bridges, four new skier service lodges and facilities (restrooms, food and drink service, seating), improvements to existing skier service sites, relocation of an existing cross country ski center and two new campsite areas. The Planning Commission will also consider recommendations to the Board of Supervisors to 1) amend the Martis Valley Community Plan Land Use Diagram to relocate an existing Tourist/Resort Commercial land use area that comprises 0.68-acre from one side of the mountain to another; 2) Rezone two existing FOR (Forestry) zone district areas that comprise 1.33 and 0.68 acres in size and relocate so that one would align with the relocated MVCP land use designation square, and the other would be adjusted to a more suitable location for development of one of the campsites; and 3) a Zoning Text Amendment to allow for the expansion of existing ski resorts to include development of ski lifts and ski runs within the Timberland Production Zone (TPZ), except where TPZ land exists within the Tahoe Basin.

The Planning Commission will also consider certifying a Final Environmental Impact Report (SCH2012112020), adoption of Findings of Fact and Statement of Overriding Considerations and adoption of a Mitigation, Monitoring and Reporting Program for the project.

**Project Location:** The project is located six miles southeast of Truckee on Northstar Drive on the west side of State Route 267, in the -Northstar area.

**APN's:** 080-260-002-000, 080-260-008-000, 080-260-010-000, 080-260-013-000, 080-260-015-000, 080-260-016-000, 080-260-017-000, 091-100-022-000, 091-100-025-000, 091-100-027-000, 110-030-069-000, 110-030-078-000, 110-030-080-000, 110-050-017-000, 110-050-040-000, 110-050-041-000, 110-050-052-000, 110-050-053-000, 110-050-054-000, 110-050-055-000, 110-050-057-000, 110-050-063-000, 110-050-069-000, 110-050-071-000, 110-050-072-000, 110-050-073-000, 110-050-075-000, 110-070-008-000, 110-070-010-000, 110-081-004-000, 110-081-012-000, 110-081-014-000, 110-081-015-000, 110-081-017-000, 110-081-021-000, 110-081-022-000, 110-081-034-000, 110-081-041-000, 110-081-043-000, 110-600-017, 110-600-024-000, 110-660-026-000, 110-660-027-000 and 114-040-001-000

**Total Acreage:** 4,911.23 acres

**Zoning:** FOR, O, TPZ, FOR-B-X-160 ac min, RES-UP-Ds, RES-Ds PD=15, RM-B-X-Ds 20 ac min PD=5.8

**Community Plan Area:** Martis Valley Community Plan

**MAC Area:** North Tahoe Regional Advisory Committee

**Applicant/Owner:** Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California

**County Staff:**

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

*MOTION VOTE 5:0 Commissioner Gray moved, Commissioner Johnson second;  
To continue item to an Open Date.*

*AYE: Gray, Nader, Johnson, Roccucci, , Sevison*

*NO: none*

*ABSENT: Denio, Moss*

**RE-OPENED PUBLIC COMMENT** - Following the consideration of correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

*Ellie Waller spoke of her concerns on the FEIS for the Northstar Mountain Master Plan and felt the project should go back to North Tahoe Advisory Counsel for further consideration before it comes to Planning Commission.*

*Ann Nichols also attended the North Tahoe Advisory Council meeting the Northstar Mountain Master Plan project, she spoke of concerns of Rezoning of TPZ land.*

*William Banka spoke of concerns of the Zoning Text Amendment to the TPZ zoning district and the ability to allow skiing in TPZ.*

*Commissioners had some discussion of how this will be moved forward to the Board of Supervisors. The concern was more with the County Wide TPZ changes.*

*EJ mentioned this item was continued to an open date and merits of the project will be discussed at that time.*

***BREAK 12p TO 12:07p***

**4) 10:40 am  
12:07p-12:35p**

**TAHOE BASIN COMMUNITY PLAN - UPDATE (PGPA 20110123)**

The Planning Services Division is providing a report of the progress of the County's Tahoe Basin Community Plan Update. The purpose of the report is to provide the Commission with an update on the status of the Community Plan Update work program and to outline next steps in the process.

**County Staff:**

Planning: Steve Buelna for Crystal Jacobson (530) 581-6285

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

*Community Plan Update and an outline of the next steps was provided.*

*Two members from the public commented.*

***MEETING ADJOURNED 12:35 PM***